



Newport Road, Wavendon, Milton Keynes, MK17 8AG

welcome to

Newport Road, Wavendon, Milton Keynes

A SPACIOUS and well-presented THREE-BEDROOM semi-detached property, benefitting from OFF-ROAD PARKING for numerous vehicles and within equal distance between the amenities of Woburn Sands and Kingston Centre. Also benefits from a WALK-ON BALCONY overlooking the large rear garden.

Entrance Porch

Double glazed upvc door to front, double glazed windows to front and side, upvc door into hallway.

Entrance Hall

Double glazed window to the side, understairs storage, quarry tiled flooring, radiator, interior round window, stairs to first floor and door to lounge/dining room:

Lounge/Dining Room

23' 7" max x 19' 11" max (7.19m max x 6.07m max)
L-shaped double reception room. Feature fireplace. Two radiators. Wood-effect flooring. Dado rail. Wainscotting panelled walls. Space for dining table and chairs. Three double glazed windows to front, double glazed window to side.

Kitchen

11' 11" x 10' 5" (3.63m x 3.17m)
Double glazed window to the rear, fitted with a comprehensive range of units at base and eye- level, one and a half bowl ceramic sink, work surfaces, tiling to splashback, double built in oven, integrated fridge, induction hob, plinth lighting, radiator, downlighting, door to utility room.

Utility Room

12' x 6' 2" reduced 4'02 (3.66m x 1.88m reduced 4'02)
Double glazed window to the rear, UPVC half glazed door to garden, fitted with units at base and eye-level, one and a half bowl ceramic sink and drainer unit with mixer taps, space for washing machine and fridge/freezer, radiator, downlights.

Cloakroom

Double glazed window to side, low level wc, wash hand basin with mixer tap, extractor fan, radiator.

First Floor

Landing

Double glazed obscure window to side. L shaped with stripped floorboards. Loft access, boarded with pull down ladder. Downlighting.

Bedroom One

16' 11" x 11' 11" (5.16m x 3.63m)
Double glazed windows to front and side, built-in storage, radiator.

Bedroom Two

12' 3" x 9' 11" (3.73m x 3.02m)
Double glazed French door to walk-on balcony overlooking rear garden, feature fireplace, built-in storage, hanging space, shelf and drawer storage, stripped flooring.

Bedroom Three

11' 11" max x 7' 5" max (3.63m max x 2.26m max)
Double glazed window to rear, radiator.

Bathroom

Double glazed obscured window to side. Panelled bath with mixer tap, separate shower enclosure with dual system shower head. vanity unit with inset wash hand basin, low level wc, extractor fan, towel radiator, fully tiled walls.

Outside

Front Garden

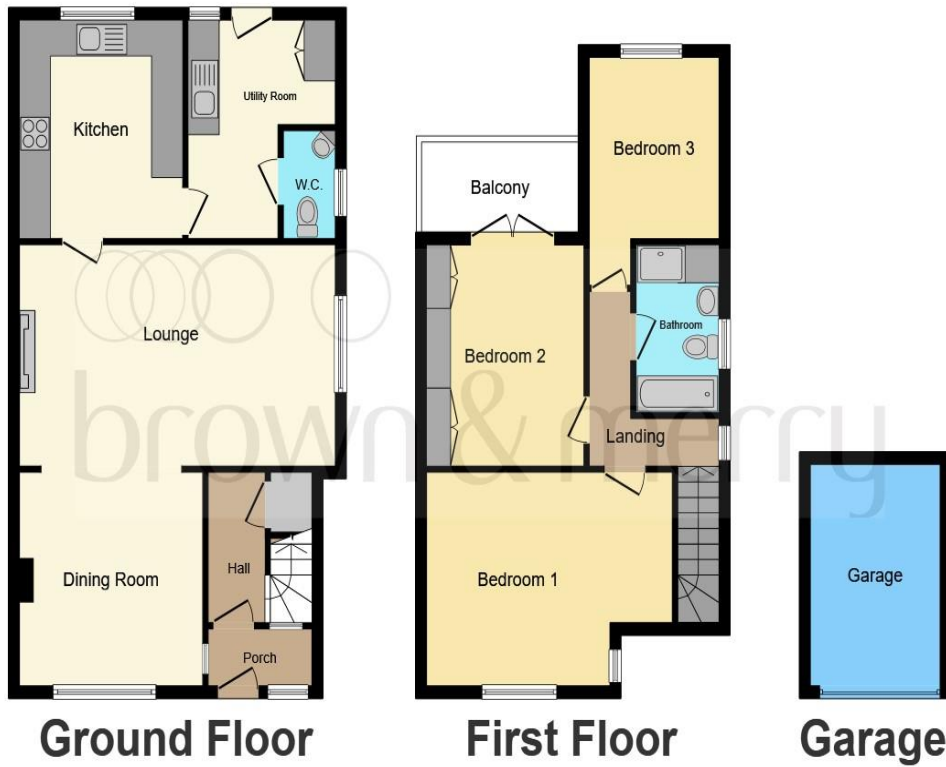
Large shingled area providing plenty of off-road parking, shingled driveway to side of house leading to detached garage.

Rear Garden

Large, enclosed and mature rear garden, mainly laid to lawn, block-paved patio area, raised beds and borders, apple and pear trees, gravel and paved (ideal for veg garden), timber shed, gated access to front.

Garage

Detached garage with up and over door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
**Newport Road,
Wavendon, Milton Keynes**

- THREE BEDROOM MATURE SEMI DETACHED PROPERTY
- SUPERB REAR GARDEN
- OFF ROAD PARKING
- OPEN PLAN LIVING/DINING
- EASY WALK TO LOCAL RAIL LINE

Tenure: Freehold EPC Rating: D

£500,000



view this property online brownandmerry.co.uk/Property/WOS105424



Property Ref:
WOS105424 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 583231



WoburnSands@brownandmerry.co.uk



9 High Street, Woburn Sands, MILTON KEYNES,
Buckinghamshire, MK17 8RG



brownandmerry.co.uk